



# PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

## REGULAR MONTHLY BOARD OF DIRECTORS MEETING

14<sup>th</sup> December, 2021

### MEETING MINUTES

#### 1. CALL TO ORDER

- a) President Marvin Jones called the meeting to order at 5:35 PM.
- b) Board members present: Marvin Jones, Sandy Graves, Drew Diggins, Dan Brown, Tommy Kurtz, Ray Singleton, and Vicki McGinley (by phone and text).

#### 2. CONFLICT OF INTEREST

- a) None.

#### 3. PRESENTATION/S WITH POSSIBLE BOARD ACTIONS. ACC. David Heizman, ACC Chair.

- a) Last ACC meeting was held 8<sup>th</sup> December.
- b) Projection is 30% over 2020 ACC applications
- c) Next ACC meeting will be held 12<sup>th</sup> January 2022.

#### 4. MEMBERS COMMENTS:

- a. Tom Cable – Thanks to ACC and the PIPOA for the work projects being completed. Mooring permits language and guidance need to be clearer in PIPOA document.

#### 5. PRESIDENT'S REPORT. Marvin Jones.

- a. Short Term Rentals (STRs). The City has STRs on their Agenda for tonight to review Ordinance that requires STRs to be registered – this does not pertain to regular housing areas on The Island.
- b. Seven candidates for the two PIPOA Board seats.

#### 6. EXECUTIVE DIRECTOR REPORT: Gary Klepperich. The Board will receive a report from the Executive Director on topics of importance since the previous meeting.

- a. Next Board Meeting is 25<sup>th</sup> January, 2022 at this location.
- b. Compliance enforcement update. Mostly overgrown lots needing mowing.
- c. Bulkhead repair activity report. Nov report 65 open work orders.
- d. Aquarius Monument restoration (irrigation system, etc.,) is complete. Landscaping is next step.
- e. PIPOA office renovations start December 20<sup>th</sup> through 30<sup>th</sup>.
- f. Gypsy Boat Ramp resurface scheduled for January 3<sup>rd</sup> and should take 3-weeks and will be closed for all use.

#### 7. CONSENT AGENDA: Vicki McGinley, Secretary. (Routine items)

- a. The meeting minutes for Regular Board Meeting Minutes on 28<sup>th</sup> October were approved 7/0.



# PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

## b. Email Votes.

<b>MOTION:</b>	Ray: I move that the POA office be renovated and that the Gary Burks bid for \$14,648.27 with the 18"x18" carpet tiles be accepted.	
<b>SECOND:</b>	Tommy	
<b>VOTE:</b>	AYE = 7. Marvin, Sandy, Ray, Drew, Dan, Tommy, and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

<b>MOTION:</b>	Dan: I move to accept the attached Master Service Agreement with TorcSill and to accept the price list for Services.	
<b>SECOND:</b>	Tommy	
<b>VOTE:</b>	AYE = 5. Marvin, Drew, Dan, Tommy, Sandy, and Vicki.	NAY = 1. Ray
<b>MOTION CARRIED</b>		

## 8. TREASURER'S REPORT - FINANCIAL REPORTS: Ray Singleton. (The Board will review, discuss, and then accept/reject all financial reports.)

<b>MOTION:</b>	Ray: I make a motion to accept the November2021 Financial Report.	
<b>SECOND:</b>	Dan	
<b>VOTE:</b>	AYE = 7. Marvin, Tommy, Sandy, Dan, Ray, Drew, and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

<b>MOTION:</b>	Dan: I make a motion to accept the revised 2022 Budget.	
<b>SECOND:</b>	Tommy	
<b>VOTE:</b>	AYE = 7. Marvin, Tommy, Sandy, Dan, Ray, Drew and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

<b>MOTION:</b>	Ray: I make a motion to continue using Park Fowler for our 2022 audit.	
<b>SECOND:</b>	Dan	
<b>VOTE:</b>	AYE = 7. Marvin, Tommy, Sandy, Dan, Ray, Drew and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

## 9. OLD BUSINESS: (Motions as required)

- a. Gypsy boat ramp. Awaiting a 3<sup>rd</sup> bid. City will fix the erosion.



# PADRE ISLES PROPERTY OWNER’S ASSOCIATION, INC.

<b>MOTION:</b>	Sandy: I motion to use Election Trust for the 2022 PIPOA election in the amount of \$13,993.02.	
<b>SECOND:</b>	Dan	
<b>VOTE:</b>	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

## 10. NEW BUSINESS:

- a. Bids for Cartagena Boat Ramp – 3 bids are in: Artistic Construction, Henricksen, and LinkUp Construction.

<b>MOTION:</b>	Tommy: I motion to accept the bid of \$3,750.00 from Artistic Construction for the Cartagena boat ramp.	
<b>SECOND:</b>	Drew	
<b>VOTE:</b>	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

- b. Bids for Fortuna Bay Boat Ramp - 3 bids are in: Artistic Construction, Henricksen, and LinkUp Construction.

<b>MOTION:</b>	Drew: I motion to accept the bid of \$3,750.00 from Artistic Construction for the Fortuna Bay boat ramp.	
<b>SECOND:</b>	Sandy	
<b>VOTE:</b>	AYE = 7. Marvin, Dan, Tommy, Sandy, Ray, Drew and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

- c. Gary reviewed the options available electronically make payments to the PIPOA. So far, ClickPay seems a good option but more research will be done.
- d. Meet the Candidate Night is scheduled for 20<sup>th</sup> January 2022.
- e. Ballots will be mailed no later than 29<sup>th</sup> January 2022.
- f. We are investigating how to store records offsite in the event of a catastrophic event.

**11. EXECUTIVE SESSION:** Recess to discuss Legal and Personnel Matters. 7:20pm.

**12. RECONVENE:** 8:35pm

**13. ADJOURN:**



## PADRE ISLES PROPERTY OWNER'S ASSOCIATION, INC.

<b>MOTION:</b>	Sandy: I motion that we adjourn (8:36pm).	
<b>SECOND:</b>	Tommy	
<b>VOTE:</b>	AYE = 7. Marvin, Sandy, Ray, Drew, Tommy, Dan, and Vicki.	NAY = 0
<b>MOTION CARRIED</b>		

**14. NOTE:** To review the video-taped meeting please go to either Facebook > Padre Isles Property Associate > [Videos Tab], or the Website: [Padreislespoa.net](http://Padreislespoa.net) > meeting-minutes-agendas-budgeting-and-balance-sheets. Meetings are organized by date.